

[REDACTED]

Sent: 06 August 2020 11:46

To: Sarah Burrow <Sarah.Burrow@arun.gov.uk>

Cc: Zac Denton <Zac.Denton@arun.gov.uk>; 'Nigel Fulcher' [REDACTED]

Subject: RE: Surface water drainage consultation ref WA/36/20/HH

Dear Ms Burrow

Thank you for your prompt email.

Wording agreed.

Mark Bone

From: Sarah Burrow <Sarah.Burrow@arun.gov.uk>

Sent: 06 August 2020 10:13

Cc: Zac Denton <Zac.Denton@arun.gov.uk>

Subject: RE: Surface water drainage consultation ref WA/36/20/HH

Dear Zac/Mr Bone,

I would suggest altering the pre-commencement condition to the following:

"Development shall not commence, other than works of site survey and investigation, until full details of the proposed surface water drainage scheme have been submitted to and approved in writing by the Local Planning Authority. The design should follow the hierarchy of preference for different types of surface water drainage disposal systems as set out in Approved Document H of the Building Regulations, and the recommendations of the SuDS Manual produced by CIRIA. Percolation testing to BRE 365, or similar approved, will be required to support the design

of any Infiltration drainage. No building / No part of the extended building shall be occupied until the complete surface water drainage system serving the property has been implemented in accordance with the agreed details and the details so agreed shall be maintained in good working order in perpetuity."

Reason: To ensure that the proposed development is satisfactorily drained in accordance with policies W SP1, W DM1, W DM2 and W DM3 of the Arun Local Plan. This is required to be a pre-commencement condition because it is necessary to implement the surface water drainage system prior to commencing any building works.

And the accompanying informative:

INFORMD

"Infiltration rates for soakage structures are to be based on percolation tests undertaken on site, and compared with winter tests taken at a neighbouring property (with an appropriate safety factor applied). Tests should be at the location and depth of the proposed infiltration structures. The percolation tests must be carried out in accordance with BRE365, CIRIA R156 or a similar approved method and cater for the 1 in 10 year storm between the invert of the entry pipe to the soakaway, and the base of the structure. It must also have provision to ensure that there is capacity in the system to contain below ground level the 1 in 100 year event plus 40% on stored volumes, as an allowance for climate change. Adequate freeboard must be provided between the base of the soakaway structure and the highest recorded annual groundwater level identified in that location. Any SuDS or soakaway design must include adequate groundwater monitoring data to determine the highest winter groundwater table in support of the design. The applicant is advised to discuss the extent of groundwater monitoring with the Council's Engineers.

Supplementary guidance notes regarding surface water drainage are located here

<https://www.arun.gov.uk/surfacewater> on Arun District Councils website. A surface water drainage checklist is available on Arun District Councils website, this should be submitted with a Discharge of Conditions Application."

Kind Regards

Sarah Burrow

Engineering Assistant, Engineers

Current Working Hours:

Monday-Wednesday, Friday: 8:00 – 17:00

Thursday 8:00 – 11:00

Some of this time is spent on site.

T: 01903 737815

E: sarah.burrow@arun.gov.uk



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Sent: 06 August 2020 10:02

To: Zac Denton <Zac.Denton@arun.gov.uk>

Cc: Sarah Burrow <Sarah.Burrow@arun.gov.uk>; 'Nigel Fulcher' <Nigel.Fulcher@arun.gov.uk>

Subject: RE: Surface water drainage consultation ref WA/36/20/HH

Dear Mr Denton.

Thank you for your email.

I have been in contact with Ms Sarah Burrow and Robert Clark of Robert Clark Associates Ltd, who tested/designed the storm drainage works for the additions at Scafell the adjacent property.

With regard to the pre commencement condition recommended may I suggest the wording is changed slightly to allow percolation testing to be carried out shortly, ie not winter, and to include the results of the adjacent (winter) tests undertaken at the adjoining property.

Look forward to hearing from you shortly.

Mark Bone
PH Design

From: Zac Denton <Zac.Denton@arun.gov.uk>

Sent: 06 August 2020 08:00

Subject: RE: Surface water drainage consultation ref WA/36/20/HH

Dear Mr Bone,

Are you able to confirm as to whether you accept the proposed pre-commencement condition?

Kind regards,

Zac

Zachariah Denton
Planning Officer

T: 01903 737500 (37337)

E: zac.denton@arun.gov.uk

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From: Sarah Burrow <Sarah.Burrow@arun.gov.uk>

Sent: 03 August 2020 09:49

Cc: Zac Denton <Zac.Denton@arun.gov.uk>

Subject: RE: Surface water drainage consultation ref WA/36/20/HH

Dear Mr Bone,

I have read your letter and looked through the details that you have provided. For clarity, we request that condition PCENG2 is applied on all proposed extensions that we are consulted on within the Lidsey Treatment Catchment. It is up to the planning officer as to whether or not to apply the condition. We request this condition on smaller applications in Lidsey as the foul sewer is inundated with both surface water and groundwater in the winter months. The notably high groundwater levels in the district and a prevalence of clay can make infiltration challenging. We request the condition to ensure that infiltration is adequately investigated and prioritised, but also to ensure that it is viable given these issues.

I appreciate your client's motivation and pressure to 'get going', this is not unusual. In an effort to assist the process I have found two applications from Dairy Lane where ground investigations were completed in the winter months,

one of these is your client's direct neighbours at Scafell (WA/16/17/DOC) . I will be happy for your client to utilise their groundwater monitoring data, which showed groundwater was not encountered in pits up to 1.85mbgl in January 2017.

However, the requested condition also stipulates winter infiltration testing. I am slightly more hesitant to allow you to use the data from Scafell without a comparison of the ground conditions at Murroes, as Clay was not encountered in their tests pits. I would suggest that if your client undertakes summer infiltration testing (in strict accordance with BRE365) we may be able to consider how the results compare to those of Scafell's winter tests and perhaps apply a safety factor to those results to inform your design. I would not be prepared to remove the request for PCENG2 to be applied without on site infiltration testing.

Likewise, in order to remove the request I would expect the same level of detail that I would for a discharge of conditions application. Therefore the agreed infiltration rate would need to be used in the calculations to inform the design and I would need to see a detailed Drainage Layout and Construction Detail Drawings of the components of the scheme.

Your client is incredibly lucky to have data from their direct neighbours, we receive many requests of this nature and most are disappointed. I hope you understand that I do not want to set a precedent for future applications, yet also want to apply a level of reason to your requests and my response.

If you would rather wait until determination before undertaking this work I happy to accept these concessions in a DOC application.

We provide a Drainage Checklist which clearly describes the level of detail required.

Kind Regards

Sarah Burrow

Engineering Assistant, Engineers

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Sent: 31 July 2020 17:41

To: Sarah Burrow <Sarah.Burrow@arun.gov.uk>

Cc: Zac Denton <Zac.Denton@arun.gov.uk>

Subject: FW: Surface water drainage consultation ref WA/36/20/HH

Sent: 31 July 2020 17:22

To: 'sarah.burrow@arun.gov.uk' <sarah.burrow@arun.gov.uk>

Cc: 'Zac Denton' <Zac.Denton@arun.gov.uk>

Subject: Surface water drainage consultation ref WA/36/20/HH

For the attention of Ms S. Burrow
Engineers, Arun District Council

Dear Madam

Re: proposed demolition of porch and erection of new, single storey side addition, single storey side/rear addition. Murroes, Dairy Lane, Walberton BN18 OPT.

I refer to the surface water drainage Consultation regarding proposed works at Murroes, Dairy Lane, Walberton BN18 OPT.

Please find attached our response to request for additional stormwater information, Environment Agency flood map, building regulation drawing 4 and topographic survey.

I trust that having considered the documents above you may consider the scheme proposed offers an opportunity to improve the existing storm drainage without the need for a pre-commencement condition and winter testing.

I look forward to hearing from you in due course and will be pleased to discuss.

Yours faithfully

Mark D. Bone ACABE

PH Design

3 Chapel Street Chichester PO19 1BU

<http://www.arun.gov.uk>

DX 57406 Littlehampton

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